| 061.A | 0008 | 0003.0 | 1 of 1 | Condominium | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 241,600 / | 241,600 |
| | | | | | USE VALUE: | 241,600 / | 241,600 |
| | | | | | ASSESSED: | 241,600 / | 241,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | COLONIAL VILLAGE DR, ARLINGTON |

## OWNERSHIP

Unit #: H3

| | | |
|---|---|---|
| Owner 1: | TCHOUL SVIATOSLAV | |
| Owner 2: | TCHOUL OKSANA & MAXIM | |
| Owner 3: | | |
| Street 1: | 8 COLONIAL VILLAGE DR #3 | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA Cntry | Own Occ: Y |
| Postal: | 02474 | Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ELANBRI SALWA - |
| Owner 2: | - |
| Street 1: | 8 COLONIAL VILLAGE DR #3 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 241,600 | | | 241,600 |
| Total Card | 0.000 | 241,600 | | | 241,600 |
| Total Parcel | 0.000 | 241,600 | | | 241,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.49 | /Parcel: 383.49

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 061.A-0008-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 241,600 | 0 | . | | 241,600 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 238,200 | 0 | . | | 238,200 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 231,500 | 0 | . | | 231,500 | 231,500 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 211,300 | 0 | . | | 211,300 | 211,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 174,900 | 0 | . | | 174,900 | 174,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 134,800 | 0 | . | | 134,800 | 134,800 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 132,100 | 0 | . | | 132,100 | 132,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 116,600 | 0 | . | | 116,600 | 116,600 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5409

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ELANBRI SALWA, | 77613-484 | 1 | 4/27/2021 | | 280,000 | No | No | | |
| ELANBRI NOUREDD | 75869-554 | 1 | 10/13/2020 | Family | 1 | No | No | | |
| ALLAL-LABIAD CH | 71770-124 | 1 | 10/19/2018 | Family | 1 | No | No | | |
| ELANBRI WIDAD, | 62206-319 | | 7/9/2013 | Family | 10 | No | No | | |
| GALLAGHER MARGA | 57296-445 | | 8/15/2011 | | 92,000 | No | No | | |
| | 13787-702 | | 9/13/1979 | | 23,500 | No | No | N | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/19/2021 | SQ Returned | JO | Jenny O |
| 6/23/2021 | SQ Mailed | MM | Mary M |
| 10/25/2017 | Measured | DGM | D Mann |
| 11/15/2011 | MLS | EMK | Ellen K |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6021 | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 02:08:53 |

## LAST REV

| Date | Time |
|---|---|
| 07/19/21 | 10:29:32 |
| jorourke | |

User Acct: 127758

GIS Ref:

GIS Ref:

Insp Date: 10/25/17

!5409!

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 127758 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | F - Front |
| Total Units: | |
| Floor: | |
| % Own: | 0.657700002 |
| Name: | 9 - 6021 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 30. % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | | 30.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 325.00 |
| Size Adj.: | 1.45238090 |
| Const Adj.: | 1.06049991 |
| Adj $ / SQ: | 500.581 |
| Other Features: | 32721 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 348087 |
| Depreciation: | 106515 |
| Depreciated Total: | 241572 |

## COMMENTS

Building Number 8.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 4 | BRs: | 2 | Baths: | 1 | HB | 0 | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | 0 |
| Totals | | | |
| 1 | 4 | 2 | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 500.58 |
| Special Features: | 0 | Val/Su Net: | 383.49 |
| Final Total: | 241600 | Val/Su SzAd | 383.49 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 630 | 500.580 | 315,366 |
| Net Sketched Area: | | 630 | Total: | 315,366 |
| Size Ad | 630 | Gross Area | 630 | FinArea 630 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

061.A-0008-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |